



**GASCOIGNE  
HALMAN**

THE BARN, WOODEND FOLD, STRINES

---

THE AREAS LEADING ESTATE AGENT





## THE BARN, WOODEND FOLD, STRINES

**A most impressive stone barn conversion situated in a fabulous semi location. Benefiting from fantastic equine facilities, include stables, menage and 7 acres (approx) of grazing land.**

Strines is a small village situated between Marple and New Mills which boasts its own station providing regular services to Manchester city centre and Sheffield. There is a wide network of footpaths, tracks and bridleways accessing the beautiful surrounding countryside. Marple and New Mills offer a wide range of shops, restaurants, educational and recreational facilities. The access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.







## DESCRIPTION

The Barn presents an exceptional opportunity for those with an equine interest. Set within approximately seven acres of level, well-drained and enclosed grazing land, the property has been thoughtfully divided into multiple paddocks to allow for effective rotation of grazing. The current owners have made significant investments in the equestrian facilities, creating a setup that is second to none. A recently installed menage provides the ability to exercise horses throughout much of the year, while a detached stable block, comprising four high-quality stables and a tack room has been constructed to an excellent standard. With power, lighting and water supply all adjacent to the property, convenience is assured, and the facilities are ideally suited for those serious about keeping horses.

Access to open countryside is immediate, with bridleways and walking routes literally on the doorstep, making this a superb location for both riders and walkers. The setting is rural yet accessible, and the equestrian amenities are truly spot on.

Architecturally, The Barn is a striking and prominent residence. With handsome stone elevations beneath a recently installed roof, the property offers generous and versatile living accommodation spread across three floors. On entering, you are welcomed by a charming entrance hall featuring exposed beams and oak flooring. The principal reception room is a substantial lounge and dining space, again with exposed beams and stonework, centred around a characterful fireplace with a living flame stove. From here, a conservatory opens out, providing an additional informal living area that connects seamlessly with the garden.

The dining kitchen is well-appointed, offering a comprehensive range of base and wall units, and there is ample space for a family dining table, making it a perfect hub of the home.

The first floor is largely occupied by a luxurious master suite, generous in proportions and full of character, with features such as exposed stonework, beams and a Juliet balcony overlooking the rear garden. This suite also benefits from a spacious walk-in wardrobe and a beautifully styled ensuite bathroom, complete with a feature bath and freestanding shower. A large landing and a generous cloakroom area complete this level.

On the second floor, a versatile mezzanine-style landing provides space for a home office or informal reception area, as currently used by the present owners. There are two further well-proportioned double bedrooms on this floor, both enjoying Juliet balconies with lovely views, and a stylish family bathroom completes the internal accommodation.

In summary, The Barn at Woodend Fold is a rare and exciting opportunity to acquire a substantial family home with outstanding equestrian facilities, positioned right on the edge of open countryside ideal for hacking and rural pursuits. The property is conveniently located within easy reach of both Marple and New Mills town centres, and Strines train station offers an incredibly useful commuter link. This is a truly unique offering, and viewing is highly recommended.

## DIRECTIONS

SAT NAV: SK6 7GW

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

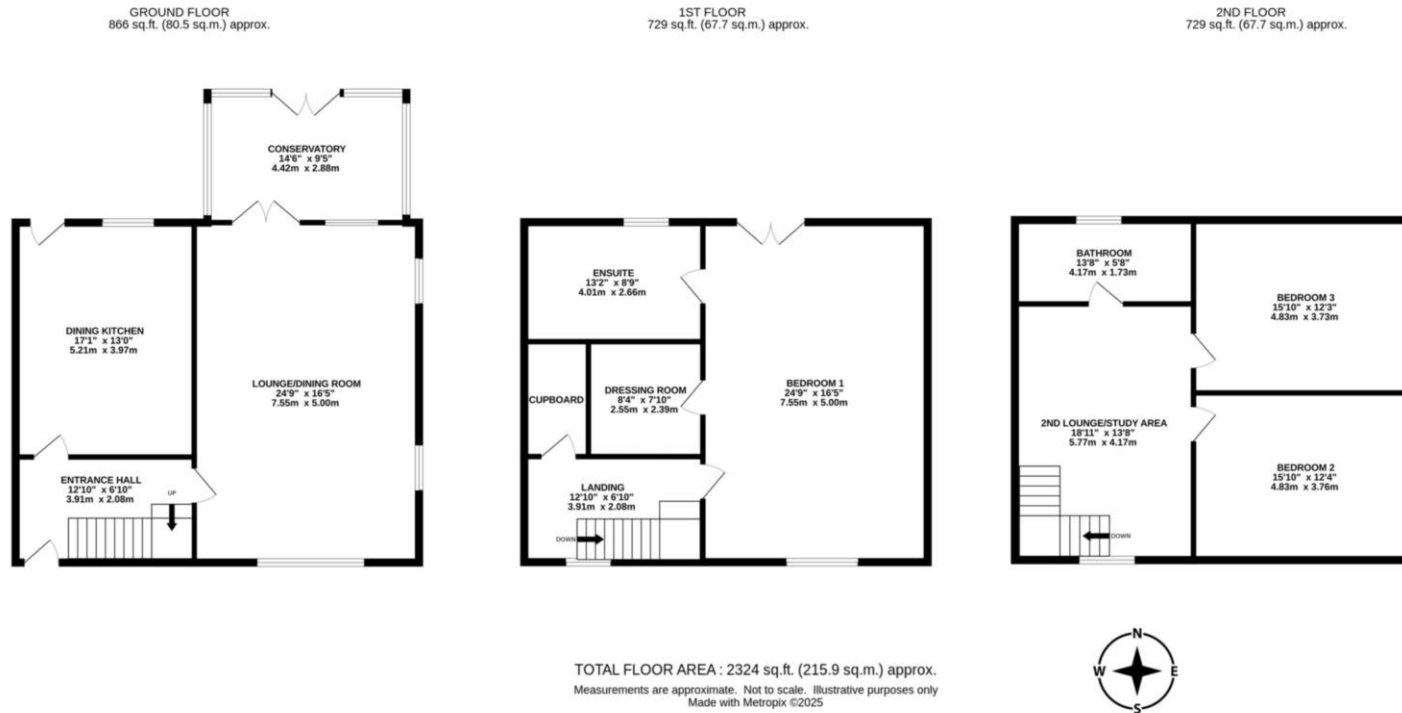
## TAX BAND

Band: G

## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

### ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, Cheshire, SK9 7JS

**GASCOIGNE  
HALMAN**